



# Deer Creek Newsletter

September 2024

All the News that Print can Fit

## 2024 Board of Directors

<b>Sharon Wood</b> 2089 Silver Creek Dr. <i>saw.dchoa@gmail.com</i>	<b>President</b> 2022-2025
<b>Vacant</b>	<b>Vice President</b> 2021-2024
<b>Heather Evans</b> 2262 Fieldcrest Dr. <i>hevans719@gmail.com</i>	<b>Secretary</b> 2022-2025
<b>Camille Blakely</b> 2102 Silver Creek Dr. <i>cblakely@adproresults.com</i>	<b>Treasurer</b> 2023-2026
<b>LeRoy Willener</b> 1923 Snowflake Dr. <i>polarisleroy@comcast.net</i>	<b>Member at Large</b> 2023-2026

## HOA Contacts

<b>Michael Atencio</b> <i>Mike.atencio@rowcal.com</i>	<b>RowCal Mgmt.</b>
<b>Sharon Wood</b> <i>saw.dchoa@gmail.com</i>	<b>Design Review</b>
<b>Rick White</b> <i>rwhite3572@gmail.com</i>	<b>Newsletter</b>
<b>Republic Services</b> <i>www.republicservices.com</i>	<b>Trash Company</b> (844)737-8254
<b>HOA Website</b> <i>www.deercreekcos.com</i>	

## HOA Board Openings

### Nominations Now Being Accepted

As we draw near the October Annual Homeowners Meeting, now is the time to submit nominations for the 2025 Board of Directors. New members will be elected at the meeting October 10th. This year there will be two new openings on the Board.

It is important to remember (and understandably confusing) that we vote for people not positions. Positions are decided among the respective Board Members after they have been elected. We will be voting to replace two people this October, Kim Hermann whose term ends in October, and Camille Blakely who is departing the Board early. Kim's replacement will receive a full three-year term running from this October until October 2027. Camille's replacement will finish her remaining term for two years, until October 2026. Why this strange arrangement? Because Board spaces are fixed in duration to maintain regular rotation of Board Members.

If there's something you don't like or there's something you want to change, here is your opportunity to do it! We encourage all eligible homeowners to apply and help maintain our neighborhood HOA.

## Important Recycling Update

Under the HOA trash contract, recycling is an optional service paid by each subscribing homeowner. This fee about doubled when GFL bought out Waste Management. Much of the extra expense was due to a \$60 "surcharge". The new owner, Republic, recently clarified that the surcharge doesn't apply to communities with an HOA contract. As such, homeowners should see a reduction in their recycling bill come January.

*Thank You Mike & Gail Estes!*

Thank you Mike & Gail Estes for weeding and caring for the Deer Creek sign at the entrance to Snowflake and Ridgeline Drive!

## 2024 HOA Calendar

#	Event	Date	Time	Location
1.	1Q Board Meeting	13 Feb 24	6:30 pm	2102 Silver Creek
2.	2Q Board Meeting	14 May 24	6:30 pm	2089 Silver Creek
3.	Annual Garage Sale & Picnic	8 Jun 24	8 - 3 pm	Coldstone Way
4.	3Q Board Meeting	13 Aug 24	6:30 pm	2102 Silver Creek
5.	<b>Annual Homeowners Meeting</b>	<b>10 Oct 24</b>	<b>6:00 pm</b>	<b>Library 21c</b>
6.	4Q Board Meeting	12 Nov 24	6:30 pm	TBD



## Design Review Committee

Don't forget to contact the Design Review Committee **BEFORE** making exterior changes to your home. DRC will ensure your plans don't run afoul of community standards (available at our HOA website). Email your request to Michael Atencio (above) or submit it through the Homeowner Portal at rowcal.com. It's easy and it's free, and it will save you a lot of headaches later.

Visit us at [www.deercreekcos.com](http://www.deercreekcos.com) (no login necessary)


### Community Contacts

- ⇒ Emergency? Call 911
- ⇒ Non-Emergency? Call CSPD, 719.444.7000
- ⇒ Noisy Pets? Call ALE, 719.302.8798
- ⇒ Snowy Sidewalk? Code Enforce: 719.444.7891
- ⇒ Injured Wildlife? Call CP&W, 719.227.5200
- ⇒ City Rep: D2, Randy Helms, 719.385.5493
- ⇒ County: D1, Holly Williams, 719.520.6411

Deer Creek HOA Financial Highlights	
August 2024 - Year-to-Date Summary	
<b>Operating Budget</b>	
Homeowner Assessments	\$ 56,575
Other Income	\$ 1,173
<b>Total Operating Income</b>	<b>\$ 57,748</b>
<b>Administration</b>	
Administration	\$ 858
Insurance	\$ 1,760
Trash Service	\$ 15,287
Landscaping & Irrigation	\$ 203
Professional Services	\$ 10,041
<b>Total Operating Expenses</b>	<b>\$ 28,149</b>
<b>Budget Balance</b>	<b>\$ 29,599</b>
<b>Reserve Funds</b>	
Cash Reserves	\$ 1,435
Certificates of Deposit	\$ 40,558
<b>Total Reserve Funds</b>	<b>\$ 41,992</b>

### Bear Warning!

Late summer rains have produced a bumper-crop of acorns which are expected to draw bears down into the City this fall. Deer Creek has an abundance of acorn-bearing scrub oak along its South Common Area. **DO NOT APPROACH ANY BEARS** you may see or encounter in the neighborhood. It could end badly for both of you!



### Advertise Here!

Are you a resident? Do you own a business, or looking to make some extra cash? Advertise here, in the monthly Deer Creek Newsletter! **It's free!** All you need to do is contact the editor (rwhite3572@gmail.com) and let him know. Space is limited, so service is provided on a "first come first serve" basis. The Newsletter doesn't endorse any services advertised, and reserves the right to apply appropriate discretion. Contact us today!



## BoD Meeting Summary

The Deer Creek Board of Directors met for their quarterly meeting at 6:30 pm Tuesday, August 13, 2024. The meeting was convened at 2012 Silver Creek. Here is a summary of highlights from that meeting:

- Mike Hendricks attended the meeting to submit reimbursement for last June's Garage Sale and Picnic; he also requested funds to purchase T-shirts for the next community event and recommended doubling next year's budget to cover similar events;
- The Board approved updates to the HOA's Collections Policy which will be presented at the Annual Homeowner's Meeting in October;
- Nancy Clewell reported that the wildflowers sown on the North Common Area did not take because of the summer heat but has good reason to believe they will sprout forth next year;

The BoD Meeting adjourned at 8:20 pm.

## September Lawn Care in Colorado

Fall is a crucial time for lawn care in Colorado, especially for cool-season lawns. This season is not just about maintaining the visual appeal of your lawn, but also preparing it for the harsh winter ahead.

In Colorado, it's essential to continue watering your lawn, albeit less frequently than during the hotter months. Colorado State University advises watering 0.5 to 1 inch per week during September and October. This watering will help the grass recover from the stress of the summer and support strong growth before winter.

Aerating and dethatching your lawn in the fall will also help ensure its health and vigor. Aeration pokes holes in compacted soil to allow your lawn and soil to breathe. Dethatching removes the build-up of organic matter between the soil surface and grass blades. Both practices help water, oxygen, and nutrients gain better access to the soil so your grass can grow strong and healthy.

September is also the best time to overseed your yard. Overseeding involves spreading new grass seeds over your existing lawn, which will help in thickening areas and covering up bare patches. This is also a good time to fertilize your lawn.

Proper fall care will help bring a lush yard next spring.

*Learn More: [lawnlove.com/blog/colorado-lawn-care-schedule](http://lawnlove.com/blog/colorado-lawn-care-schedule)*

*Thank You Al Pedersen & Bob Clewell!*

Thank you Al Pedersen and Bob Clewell for mowing and weeding the North Common Area! Volunteers are the life blood of our community!

*Field-of-Dreams Initiative*

Want to help improve our common areas? Contact Kim Caves about the South Common Area, [kpietszak@gmail.com](mailto:kpietszak@gmail.com).

*"It is not enough to be compassionate. You must act."*

– Dalai Lama